

## **PUBLIC HEARING NOTICE**

**PLEASE TAKE NOTICE** that a public hearing will be held as to the following matter:

**Agency:** Board of Appeals  
Village of Great Neck Estates  
**Date:** February 18, 2016  
**Time:** 8:00 p.m.  
**Place:** Village Hall, 4 Atwater Plaza, Great Neck, New York

**Subject:** Application of Jonathan Bijari to construct a patio and barbeque island, which construction requires variances of the following Village Code sections: (a) §230-7(F) in that the pool patio will have a rear yard setback of 39.16 feet, where a minimum of 55.16 feet is required, (b) §230-7(G) in that the pool patio will have a side yard setback of 9.58 feet and aggregate side yard setback of 36.75 feet, where the minimum required side yard setback is 22 feet and minimum aggregate side yard setback is 45.33 feet; (c) §230-7(G) in that the proposed barbeque island will have a side yard setback of 15.08 feet and aggregate side yard setback of 42.25 feet, where the minimum required side yard setback is 22 feet and minimum aggregate side yard setback is 45.33 feet; (d) §230-7(D) in that the building area will be 5,803.81 square feet, where a maximum of 4,434.41 square feet is permitted; and (e) §230-39 in that the total impervious surface area will be 8,350.92 square feet, where a maximum total impervious surface area is 6,726.7 feet is permitted. Premises are designated as Section 2, Block 296, Lot 20 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matter.

This application is a Type II Matter under the State Environmental Quality Review Act, which requires no environmental review.

Any person having a disability which would inhibit attendance at or participation in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participation.

All relevant documents may be inspected at the office of the Village Clerk, 4 Atwater Plaza, Great Neck Estates, New York, during regular business hours.

Dated: February 2, 2016

**BY ORDER OF THE BOARD OF APPEALS**

**Stanley Fischer, Chair**